

**05/14/07 - Monday, May 14, 2007**

**CITY OF EAU CLAIRE  
PLAN COMMISSION MINUTES**

**Meeting of May 14, 2007**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Levandowski, Larson, Kaiser, FitzGerald, Kayser, Waedt, Vande Loo, Hughes

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Levandowski.

1. **ELECTION OF OFFICERS**

Mr. Vande Loo moved to nominate the existing slate of officers for another year. Mr. Kayser seconded and the motion carried. The Chair is Mr. Levandowski, Vice-Chair is Mr. Kaiser, and Secretary is Mr. Waedt.

2. **REZONING (Z-1384-07) - TR-1A to R-3P, Gateway Drive**  
**PRELIMINARY CONDO PLAT (P-06-07) - Gateway Ridge Condos**  
**and**  
**SITE PLAN (SP-0719) - Gateway Ridge Apartments**

Arrowhead Properties has submitted a request to zone vacant property located north of the Super Target store from Temporary R-1A to R-3P and to adopt the General Development Plan (site plan). The project includes eight 8-plexes and two 10-plexes for 84 total dwelling units on 5.04 acres of developable land, for a project density of 17.1 units/acre. The Comprehensive Plan>

The preliminary condo plat shows a pad location for the ten buildings. The interior roads are driveways. Mr. Tufte noted that sufficient separation and setbacks between the buildings would need to be provided.

Tim Pabich, Arrowhead Properties, spoke in support. He described the addressing system with reflective numbers on the buildings. He felt there was already enough trees on the small triangular outlot property to the north of the proposed Southridge Court. The additional parking stalls are for the convenience of tenants and guests.

Duane Berglund, 3345 E. Meadows Place, spoke in opposition. He stated that he represents the neighborhood and they are concerned about the potential traffic conflicts this development will bring to the neighborhood. The added traffic will put more people at risk. He also felt that the neighborhood was in need of some open/park space. He also criticized the existing drainage ponds on Gateway Drive as a swamp which needs to be cleaned.

Commissioners questioned the traffic situation at the Prill Road intersection. Mr. Genskow responded that residential and commercial uses have separate peaks of travel and should not conflict. There is extra land set aside for wide-turning lanes at Prill Road, and the intersection is under review.

Mr. FitzGerald moved to recommend approval of the rezoning, approval of the preliminary condo plat and the site plan with the corresponding conditions listed in the staff reports. Mr. Vande Loo seconded and the motion carried.

3. **REZONING (Z-1385-07) - Maximum Parking Standards**

The Plan Commission initiated this amendment to the Zoning Code on parking standards for non-residential uses. The amendment will allow a reduction in parking for joint use of parking areas. The ordinance will more clearly define parking calculations in code. The ordinance will change the name of this section to Minimum Off-street Parking Requirements and sets a maximum limit of 25%, unless a parking analysis is provided demonstrating that more parking is needed.

Mr. Kaiser stated that he had difficulty with the ordinance application, particularly with industrial uses where large surfaced areas are provided for potential employee growth and truck maneuvering.

No one appeared in opposition.

Mr. Vande Loo moved to recommend approval of the amendments. Mr. Kayser seconded and the motion carried. Mr. Kaiser voted no.

4. **CONDITIONAL USE PERMIT (CZ-0706) - Garage, 3309 Westover Lane**

Cam Kalmon has submitted a request to allow an addition to an attached garage in excess of accessory use standards for his residence at 3309 Westover Lane. The total garage area will become 1,278 square feet the addition.

No one appeared in opposition.

Mr. FitzGerald moved to approve the request. Mr. Waedt seconded and the motion carried.

5. **FINAL PLAT AMENDMENT (P-07-03A) - Thistledown, Town of Washington**

TEC Design has submitted an amendment to the final plat of Thistledown Subdivision located north of CTH "II" and east of Hwy. 93, in the Town of Washington. The amendment to the final plat is to change the building pad sizes for Lot 12. These pads are provided to control the initial construction of a home on the lot and to provide for the potential of the lot to be re-subdivided at a future date should sewer and water become available. There are two building pads on Lot 12. The proposed change is to reduce the size of one and increase the size of the other to allow a larger home on one of the pads. Both pads are still usable.

Mr. FitzGerald moved to recommend approval. Mr. Vande Loo seconded and the motion carried.

6. **SITE PLAN (SP-0718) - Dunham Express, Fortune Drive**

United Structures has submitted a site plan for a new facility on the south side of Fortune Drive, west of Ventura Drive. The site plan shows an 80' x 125' building with 15 parking stalls. The number of employees is unknown.

John Morache, United Structures, appeared in support.

Mr. Vande Loo moved to approve the site plan with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

7. **SITE PLAN (SP-0720) - Badger State, Ventura Drive**

Badger State, Inc., has submitted a site plan for a new facility at the southwest corner of Fortune Drive and Ventura Drive. The site plan shows a 14,400 square foot building with a future 5,000 square foot expansion. Twenty-five parking stalls are provided and the requirement is 14 stalls. Mr. Tufte commented on the need to revise the landscaping plan.

Mr. Kaiser moved to approve the site plan with the conditions listed in the staff report. Mr. Vande Loo seconded and the motion carried.

8. **DISCUSSION - Eastside Hill Downzoning**

Mr. Tufte reviewed with the commission and initial study of the zoning and land use analysis of the R-3 and R-4 areas of the Eastside Hill Neighborhood. The proposal is to rezone the R-3 area to R-2 and the R-4 area to RM. To reduce the number of nonconformities created by a downzoning, Mr. Tufte suggested that Planned Development ordinance be used similar to the way it was used in the North Riverfronts Neighborhood downzoning. Building lot sizes would be reduced and front yard setbacks would be less (20 feet) in order to make many of the existing structures conforming. Mr. Tufte>

Mr. Tufte stated that staff will hold discussion meetings with the neighborhood and come back to the commission with comments and adjustments. Mr. Hughes recommended that attendance be recorded for these meetings to monitor comments. Commissioners also spoke in favor of the C-1 zoning of commercial uses and the maintaining of R-4 adjacent to the downtown area.

**MINUTES**

The minutes of the meeting of April 30, 2007, were approved.

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Fred Waedt  
Secretary